



MEMORANDUM

Date: May 10, 2024

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Leshner 
County Administrator

Re: **Northwest Service Center Project Update**

Attached please find a memorandum from Project Design and Construction Director Rod Lane, which provides an update on the status of the Northwest Service center project since the last report of January 22, 2024.

The facility is projected to open for services to the public in early 2025 as Pima County services currently provided in leased space at various locations transition to the Miracle Mile location.

JKL/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator
Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer
Steve Holmes, Deputy County Administrator
Terry Cullen, MD, MS, Public Health Director, Pima County Health Department
Rod Lane, Director, Project Design and Construction
Terri Spencer, Director, Procurement Department
Daniel Sullivan, Director, Community and Workforce Development

MEMORANDUM

Date: May 10, 2024

To: Jan Lesher
County Administrator

From: Rod Lane
Director



Re: **Northwest Service Center Project Update**

The following information is an update to the Northwest Service Center (NWSC) Project since your [January 22, 2024](#), memorandum to the Board of Supervisors regarding this project located at 1010 W. Miracle Mile:

Right-of-Way/Miracle Mile Improvements

Granite Construction has completed most of the right-of-way improvements to Miracle Mile which will increase safety and facilitate better traffic flow entering and exiting the site. All associated utility work is complete as well as the north curb and sidewalk, right-hand turn lanes, bus stop and pullout, left-hand turn lane into the site, street light relocation and median landscaping. The only remaining scope is the modifications to the traffic signals at Miracle Mile and Fairview to add a “passive” left turn light to the existing signal.

On-Site Construction

The Construction Manager at Risk (CMAR), Lloyd Construction, is progressing with on-site construction, see the below photos. Major equipment including long lead items such as electrical equipment, generators, mechanical units, and elevators have been ordered and are in fabrication. The masonry walls, steel structure and second floor concrete deck are completed with the ground level concrete slab in progress. The contractor will start the interior framing as soon as the concrete cures. The on-site sewer and water utilities are complete, and the electrical service is in progress. The retaining wall along the entire north property line is complete.

Overall Schedule

The facility is projected to be open for services to the public in early 2025. County public health services will transition from the health clinic on First Avenue, Community and Workforce Development Services from Commerce Loop, as well as an additional Vital Records and Consumer Health and Food Safety location supporting operations at the Abrams Health Building.

Despite ordering the electrical equipment prior to completing the final design of the building, the main electrical switchgear has a 50-week lead time and has become the critical path scheduled activity to complete the project. Without the switchgear and the ability to climatize the interior of the building, finishes cannot be installed, and equipment cannot be started and tested to prepare for occupancy. Lloyd Construction, the design consultants and Pima County’s project team are evaluating options to limit any schedule impacts, but the electrical equipment manufacturers are still experiencing continued supply chain delays that are out of our control.

Site Aerial



First Floor Interior Progress



Second Floor Concrete Deck



Masonry Walls



Jan Lesher, County Administrator

Re: Northwest Service Center Project Update

May 10, 2024

Page 4

Budget

The project budget is \$41.7 million with approximately \$16 million expended to date. The project has \$37.6 million of ARPA funding and is on track to utilize these funds within the grant term limits.

Construction Contract Update

On February 7, 2023, the Board of Supervisors granted approval for the Procurement Director to execute modifications to the contract, including one or more Guaranteed Maximum Price (GMP) packages with an expiration date through December 31, 2024. A request will be placed on a future Board of Supervisor's Agenda to modify the construction contract expiration date beyond December 31, 2024, to account for the equipment lead time and construction completion activities.

I am available for additional information and questions regarding this project.

RL/MK/dlm

- c: Carmine DeBonis, Jr., Deputy County Administrator
- Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer
- Steve Holmes, Deputy County Administrator
- Theresa Cullen, MD, MS, Public Health Director, Health Department
- Daniel Sullivan, Director, Community and Workforce Development
- Terri Spencer, Director, Procurement